

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Albert Balagso

SUBJECT: WEST EVERGREEN PARK

DATE: 10-01-07

Approved

Deane Silva

Date

10/2/07

COUNCIL DISTRICT: 7

SNI AREA: West Evergreen

RECOMMENDATION

Approval of the master plan for the new West Evergreen Park.

OUTCOME

Approval of the West Evergreen Park Master Plan will enable staff to design and build the new West Evergreen Park.

BACKGROUND

The West Evergreen Park site is an approximately one-acre site located on the southeasterly corner of Towers Lane and Aborn Road in Council District 7; and bordering Council District 8 on the opposite side of King Road/Silver Creek Road 900 feet to the east of the site. The West Evergreen neighborhood is bounded to the east by King Road, to the north by Tully Road, to the west by State Route 101, and Capitol Expressway to the south. A neighborhood retail center is located at the corner of Towers Lane and Capitol Expressway, and other commercial/retail uses exist along the west side of King Road, north of Aborn Road. The park site is immediately surrounded by commercial and retail uses to the north, east and south, and residential uses (a mobile home park) to the west on the opposite side of Towers Lane.

There are currently three City-owned neighborhood parks within walking distance of the neighborhood. These parks include Meadowfair Park (8.4 acres) ½ mile to the northeast; Brigadoon Park (5.5 acres) ½ mile to the east; and Dove Hill Park (3.9 acres) ¾ mile to the south. However, each of these parks has restricted pedestrian access from the West Evergreen neighborhood because of major street crossings at King Road and Capitol Expressway. Consequently, there are no existing City-owned neighborhood parks within easy access from the West Evergreen neighborhood at this time. Citywide and regional park facilities within two miles of the site include the Coyote Creek Park Chain and Tully Road Ballfields to the west and south, Lake Cunningham Regional Park to the northeast, and Silver Creek Linear Park to the southeast.

The West Evergreen park site was dedicated to the City by developer Barry Swenson Builder as part of their parkland requirement for the subdivision of their site on Aborn Road/Towers Lane/King Road for commercial and park uses. The City's Redevelopment Agency will be funding the cost of park improvements on the site.

ANALYSIS

The development of West Evergreen Park is consistent with the long-term strategies of the City's Greenprint for Parks and Community Facilities and Programs, which calls for 3.5 acres per 1,000 population of neighborhood/community serving parkland.

A community meeting was held on November 27, 2006 in conjunction with a Strong Neighborhood Initiative (SNI) meeting. Staff made an initial presentation explaining the location of West Evergreen Park, the surrounding area park amenities, neighborhood architectural styles and character and the size of elements in relation to the size of the park. Discussion was held about which park facilities the community would or would not like to see in the park. Park facilities were prioritized by the community and documented for the record.

The second community meeting was held on February 28, 2007 again, in conjunction with an SNI meeting, to present the community a draft conceptual plan and gain their input and approval of the plan. The community voted overwhelmingly to endorse the plan as-is.

The following points for inclusion in the master plan were validated and developed through public meetings.

General Goals

- Provide a focal point and a connection from the existing neighborhood to the new commercial development surrounding the park
- Provide a park experience that takes advantage of the unique character of the site in the City of San José
- Provide park elements that are important to the community and blend in with the architectural style and character of the neighborhood
- Create passive and moderately active recreation experiences for all community users
- Develop a park that can be maintained and served by City staff in an efficient, sustainable and cost-effective manner

Preferred Character of Park

- Focal point of community
- Gathering point for community members
- Visually blends with the community
- Passive and active areas
- Sensitive to the surrounding neighbors
- Sunny and shady areas

- Detailed site furnishings that complement one another

Preferred Park Elements

- Plaza with trellis, use light colors and contrasting earth tones though out the park.
- Stone paving materials within the Plaza
- Open space/turf
- Tree-lined paths for strolling
- Picnic area with barbeque and furnishing complementing the plaza and trellis
- Play area youth/tot lot with resilient surfacing with no brightly colored equipment
- Half-court basketball
- Decorative iron fencing surrounding the play lot
- Skate element or feature
- Palm trees in the planting plan

EVALUATION AND FOLLOW-UP

Approval of the West Evergreen Park Master Plan will enable staff to design and build the new West Evergreen Park. The Redevelopment Agency has allocated \$200,000 in 2007-08 for design and \$900,000 in 2008-09 (\$1,100,000 total) for construction of Phase 1 of the park. Phase 1 consists of removing the dead tree, grading the site, and installing street trees, site lighting, irrigated turf open space, major walkways, plaza, shade trellis, seating areas and picnic tables. Phase II which is not presently funded will include a youth and tot playground, a basketball half court, a skate element, and several minor walkways. If the Master Plan is not approved, staff will address Council comments and directives and report back to Council.

PUBLIC OUTREACH/INTEREST

- ☐ **Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater.
(Required: Website Posting)
- ☐ **Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ☐ **Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

This project does not meet any of the above criteria. This memorandum will be posted on the City's Internet website for the October 23, 2007 Council meeting.

Community meetings were held on November 27, 2006, and February 28, 2007 with neighborhood residents to discuss the design of the park. Meetings were coordinated with the West Evergreen SNI group. This follows the standard community outreach process for capital


projects, including master plan development. The Parks and Recreation Commission heard this item on April 18, 2007, and approved the West Evergreen Park Master Plan on August 1, 2007.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, the City Manager's Budget Office, and the Planning, Building and Code Enforcement Department.

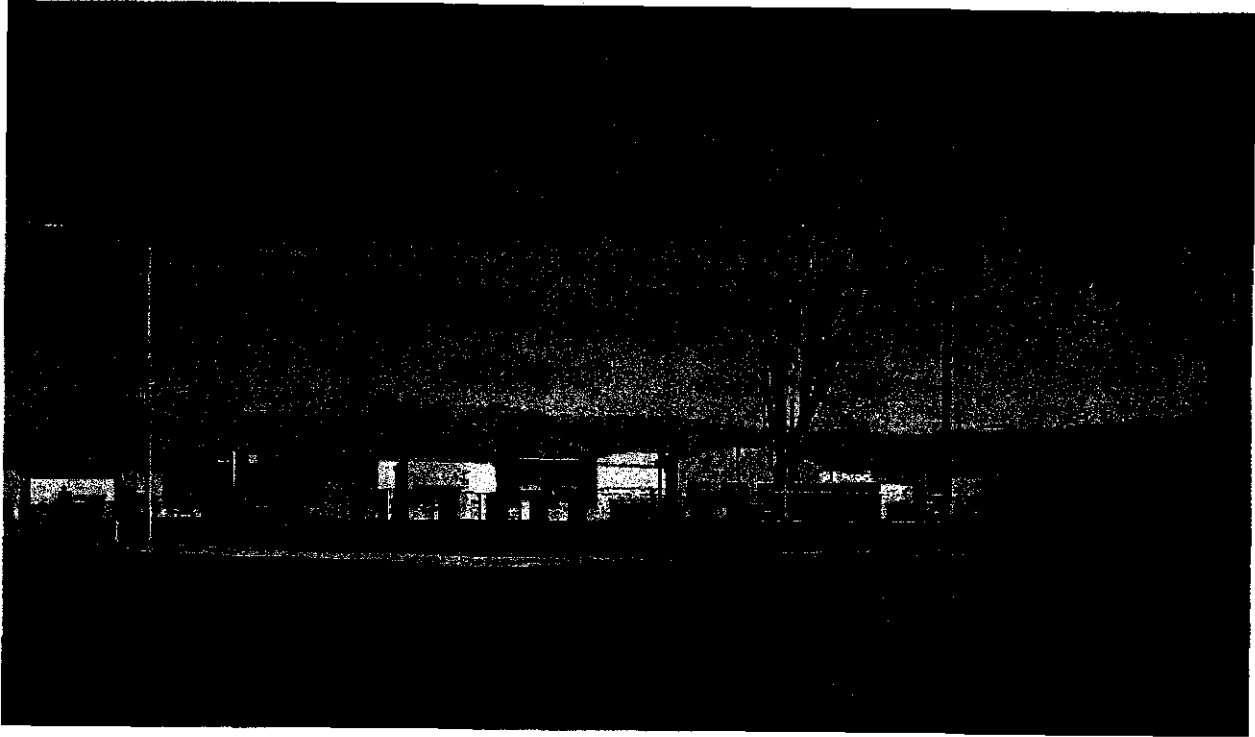
CEQA

CEQA: Exempt, PP07-159.


ALBERT BALAGSO
Director of Parks, Recreation
and Neighborhood Services

Attachment:
West Evergreen Park Master Plan Report

For questions please contact Matt Cano, Division Manager, at (408) 535-3580.



MASTER PLAN REPORT
**WEST
EVERGREEN
PARK**

City of San José

August 2007

MASTER PLAN DOCUMENT

WEST EVERGREEN PARK

City of San José

Master Plan

Approved by the City of San José

Parks & Recreation Commission

August 1, 2007

Approved by the City of San José

City Council

October 23, 2007

Environmental Clearance

CEQA:

File No. PP07-159

August 6, 2007

ACKNOWLEDGEMENTS

MAYOR & CITY COUNCIL

Mayor Chuck Reed
Vice Mayor David D. Cortese, District 8
Pete Constant, District 1
Forrest Williams, District 2
Sam Liccardo, District 3
Kansen Chu, District 4
Nora Campos, District 5
Pierluigi Oliverio, District 6
Madison P. Nguyen, District 7
Judy Chirco, District 9
Nancy Pyle, District 10

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Melanie Richardson, Vice Chair
Mike Flaughner
Leslee Hamilton
G. M. Harding
James Kim
Julie Matsushima
Mary Ann Ruiz
Mark Swineford

PARKS, RECREATION AND NEIGHBORHOOD SERVICES

Albert Balagso, Director
Julie Edmonds-Mares, Assistant Director
Julie Mark, Deputy Director
Matt Cano, Division Manager
Brian Hartsell, Parks Manager
Evelyn Velez-Rosario, Parks Manager
Marybeth Carter, Senior Landscape Architect
Jason Condit, Landscape Architect II
Brad Brown, Planner II

PLANNING, BUILDING AND CODE ENFORCEMENT

Michael Rhoades, Senior Planner
Dipa Chundur, Planner II

WEST EVERGREEN RESIDENTS

Special thanks to the residents of the West Evergreen community, who participated in community meetings. Your participation was crucial to the success of the project.

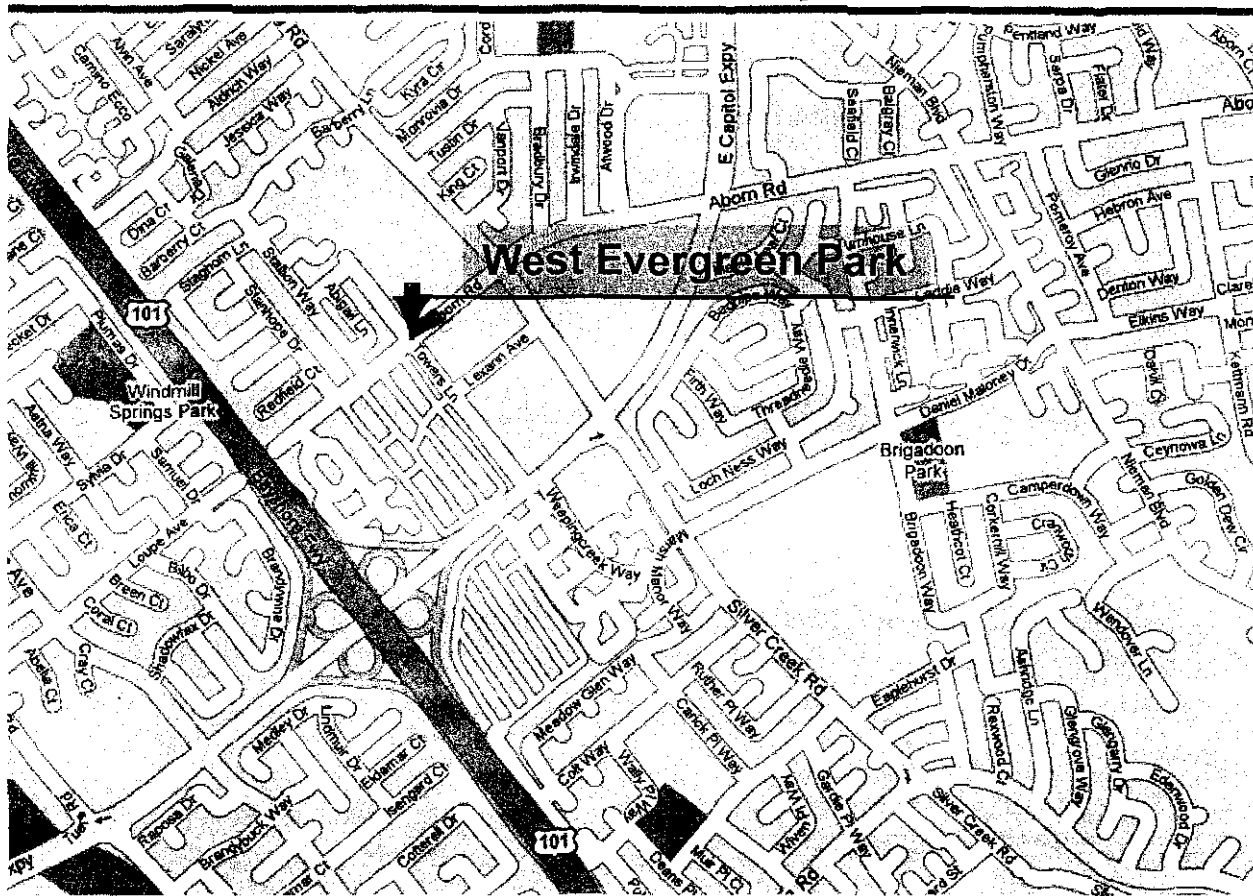
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PROJECT BACKGROUND



LOCATION MAP

West Evergreen Neighborhood Park proposal

The West Evergreen Park site is approximately a one-acre site, located on the southeasterly corner of Towers Lane and Aborn Road in Council District 7 and bordering Council District 8 on the opposite side of King Road/Silver Creek Road 900 feet to the east of the site. The West Evergreen neighborhood is bounded to the east by King Road, to the north by Tully Road, to the west by State Route 101, and Capitol Expressway to the south. According to the 2000 Federal Census the neighborhood is comprised of a mixture of low to high density residential units (23% multi-family units (5 units or more per structure); 38% single-family detached units and 21% single-family attached units; 9% mobile home units). A neighborhood retail center is located at the corner of Towers Lane and Capitol Expressway, and other commercial/retail uses exist along the west side of King Road, north of Aborn Road. The park site is immediately surrounded by commercial and retail uses to the north, east and south, and residential uses (a mobile home park) to the west on the opposite side of Towers Lane.

There are currently three City-owned neighborhood parks within walking distance to serve the neighborhood. However, all of these sites are located outside of the neighborhood boundary. These parks include Meadowfair Park (8.4 acres) ½ mile to the northeast; Briga-

PROJECT BACKGROUND

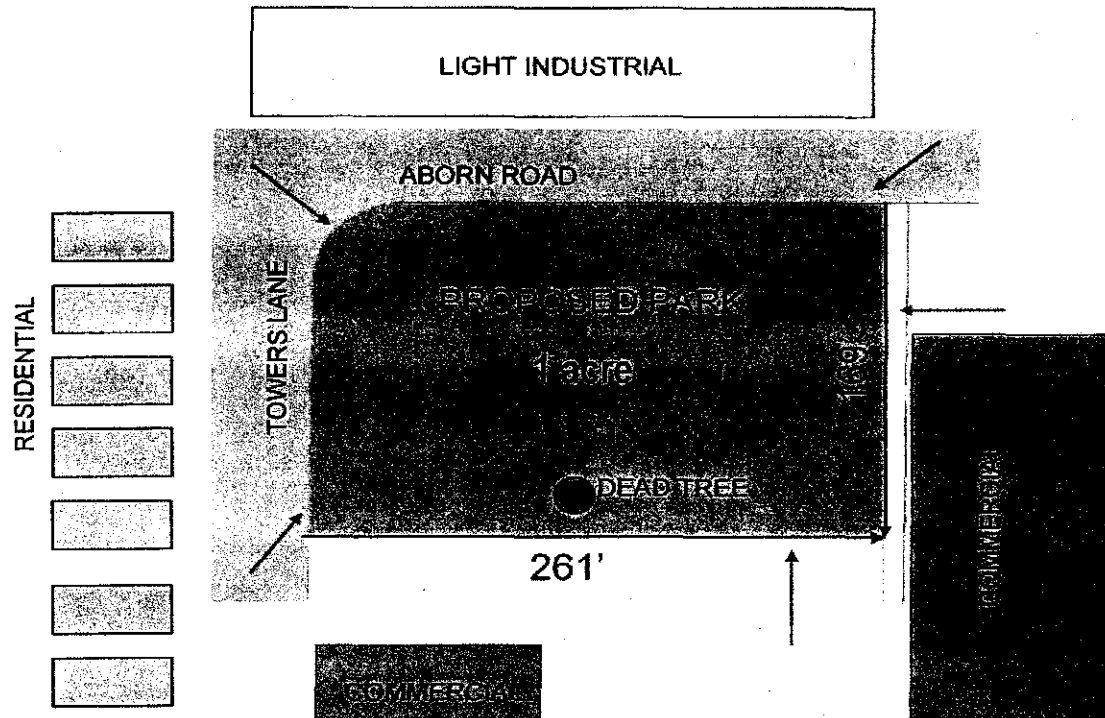
doon Park (5.5 acres) ½ mile to the east; and Dove Hill Park (3.9 acres) ¾ mile to the south. Each of these parks has restricted pedestrian access from the West Evergreen park site because of major street crossings at King Road and Capitol Expressway. There are no existing City-owned neighborhood parks within the West Evergreen neighborhood at this time. City-wide and regional park facilities within two miles of the site include the Coyote Creek Park Chain and Tully Road Ballfields to the west and south, Lake Cunningham Regional Park to the northeast, and Silver Creek Linear Park to the southeast

The West Evergreen park site was donated to the City by developer Barry Swenson Builder as part of the subdivision of their site on Aborn Road/Towers Lane/King Road for commercial and park uses. The City's Redevelopment Agency will be funding the cost of park improvements on the site.

Community Character

The West Evergreen neighborhood is comprised of one Census Tract (5033.04) within Council District 7. Demographic data from the 2000 Federal Census indicates that the neighborhood has lower than average household incomes, higher numbers of residents living below the poverty level, and higher than average overcrowding conditions when compared to the City as a whole. A majority of the residents speak Spanish (40% of adults), while just under 26% of adult residents speak only English and about 18% of adult residents speak Vietnamese. Average household sizes tend to be much higher than the average citywide household size. Thirty-one percent of the neighborhood is comprised of children under the age of 18 years, and nearly nine percent of the population is 65 years and over, both higher than citywide averages. Although the most recent census shows that the neighborhood has no racial majority, there is a large population of Hispanic residents in the area.

EXISTING CONDITIONS



EXISTING CONDITIONS MAP

Use

The site is currently a vacant lot.

Vegetation

There is one existing tree that is dead at the south side of the site. The tree will have to be removed prior to construction. The surface cover is currently dirt.

Views

There are views into the park from Towers Lane and Aborn Road and from the commercial development surrounding the park site. The southern commercial building has views looking down into the park. There are views from the park into the surrounding neighborhood.

Circulation

Existing sidewalks surround the site and the addition of more walks will enhance the circulation and provide access to the site.

Grading

The site is currently flat and grades are 1% to 2% sloping from a high point in the center of the site. Elevation ranges from 145' to 148'.

Surrounding Uses

Light industrial, 1 to 3 story commercial buildings and residential uses.

COMMUNITY OUTREACH

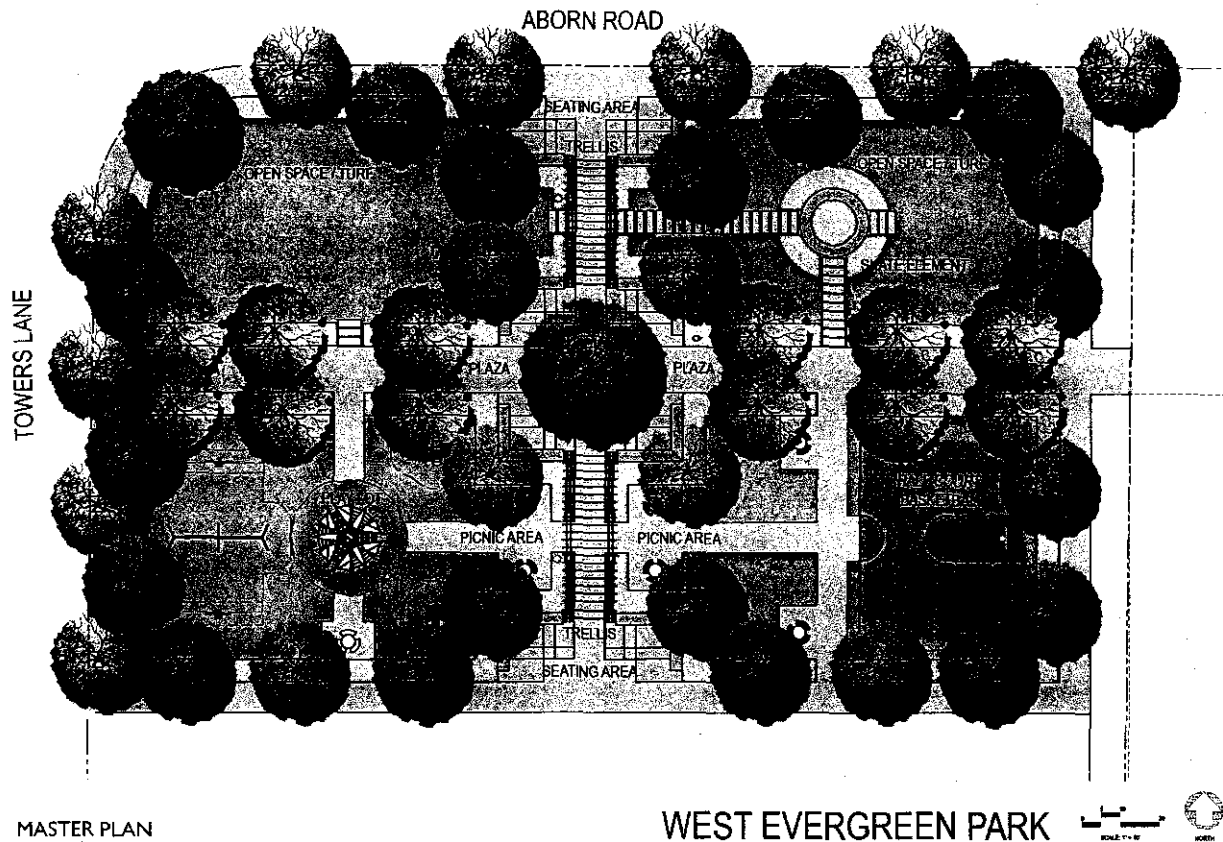
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The second community meeting was held on February 28, 2007 again, in conjunction with an SNI meeting, to present the community a draft conceptual plan and gain their input and approval of the plan. The community voted overwhelmingly to endorse the plan as-is.

Staff presented the plan to the Parks and Recreation Commission (PRC), who reviewed the plan on April 18, 2007. The PRC liked the park design and endorsed the plan.

On August 1, 2007 the PRC approved the final version of the West Evergreen Master Plan.

MASTER PLAN



MASTER PLAN

WEST EVERGREEN PARK



The Master Plan is shown above and further described on the following pages.

General Goals

- Provide a focal point and a connection from the existing neighborhood to the new commercial development surrounding the park
- Provide a park experience that takes advantage of the unique character of the site in the City of San José
- Provide park elements that are important to the community and blend in with the architectural style and character of the neighborhood
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- Develop a park that can be maintained and served by City staff in an efficient, sustainable and cost effective manner.

Preferred Character of Park

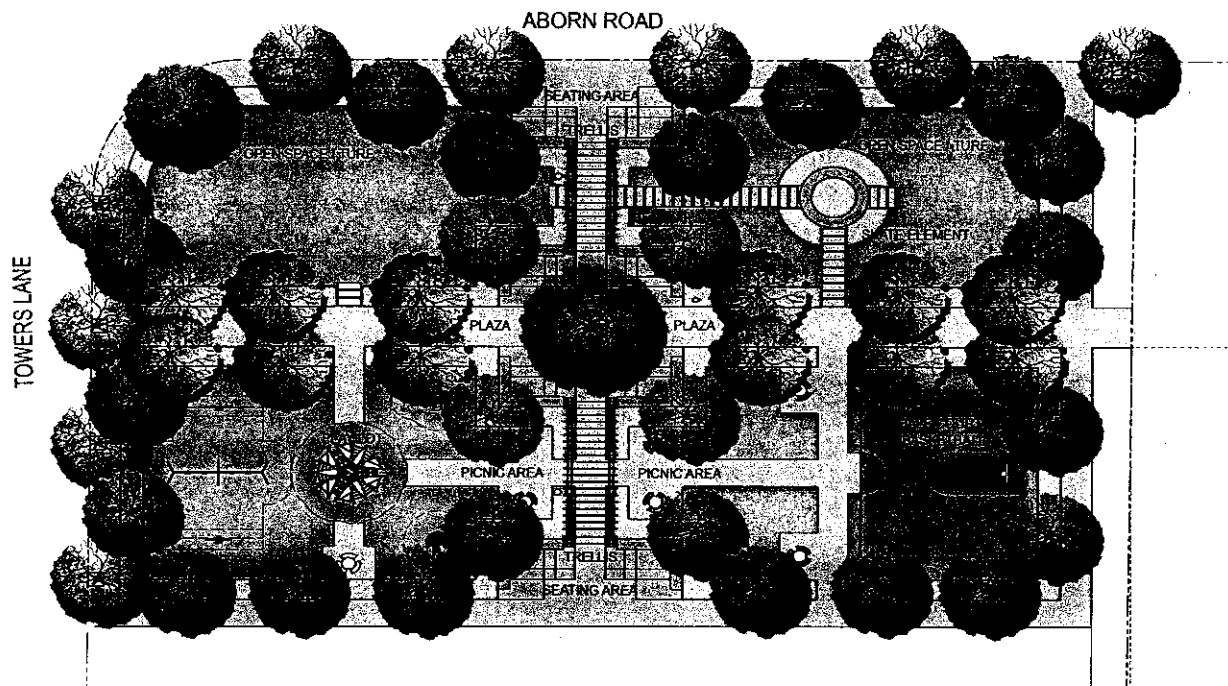
- Focal point of community
- Gathering point for community members
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- Detailed site furnishings that compliment one another.

MASTER PLAN

Preferred Park Elements

- Plaza with Trellis, use light colors and contrasting earth tones though out the park
- Stone Paving materials within the Plaza
- Open Space / Turf
- Tree Lined Paths for Strolling
- Picnic Area with BBQ and furnishing complimenting the Plaza and Trellis
- Play Area Youth/Tot Lot with resilient surfacing with no brightly colored equipment
- Half-Court Basketball
- Decorative Iron Fencing surrounding the play lot
- Skate Element or Feature
- Palm trees in the planting plan

STORM WATER MANAGEMENT



STORM WATER MANAGEMENT

WEST EVERGREEN PARK

The Project will comply with City Stormwater Policy 6-29 created on Feb 3, 1998, and modified on August 15, 2005. The Project creates or replaces 10,000 sq. ft. of impervious surface, and storm water will be treated to the maximum extent practicable.

The overall pervious cover of the site is reduced from approximately 45,000 square feet to approximately 21,000 square feet through the introduction of walkways, plaza, seating areas, play lot and half-court basketball at the interior of the site. The Master Plan proposes to filter storm water in compliance with current City Policy.

Bio swales or other runoff prevention techniques will be installed, which then can be connected to the storm drain system on Aborn Road and Towers Lane. The swale will be sized according to Santa Clara Valley Urban Runoff Pollution Prevention Permit's (SCVURPPP) numerical sizing methods and it will collect runoff from the park. All storm drain inlets will be stenciled to communicate the accepted message specifying that no dumping is allowed into storm inlets as they feed directly to the bay.

All walkways will drain to landscape areas. The new play lot will drain to a storm drain system at Towers Lane and be filtered through a below grade bio-filtration system sized according to SCVURPPP standards. The overall quality of the storm water leaving the site will be improved through these added filtration features.

A Stormwater Control Plan will be produced during design stage that will show drainage areas, runoff created, sizing methodology and maintenance schedule to ensure safety and conveyance of water from the site.

ENVIRONMENTAL CLEARANCE

File No. PP07-159

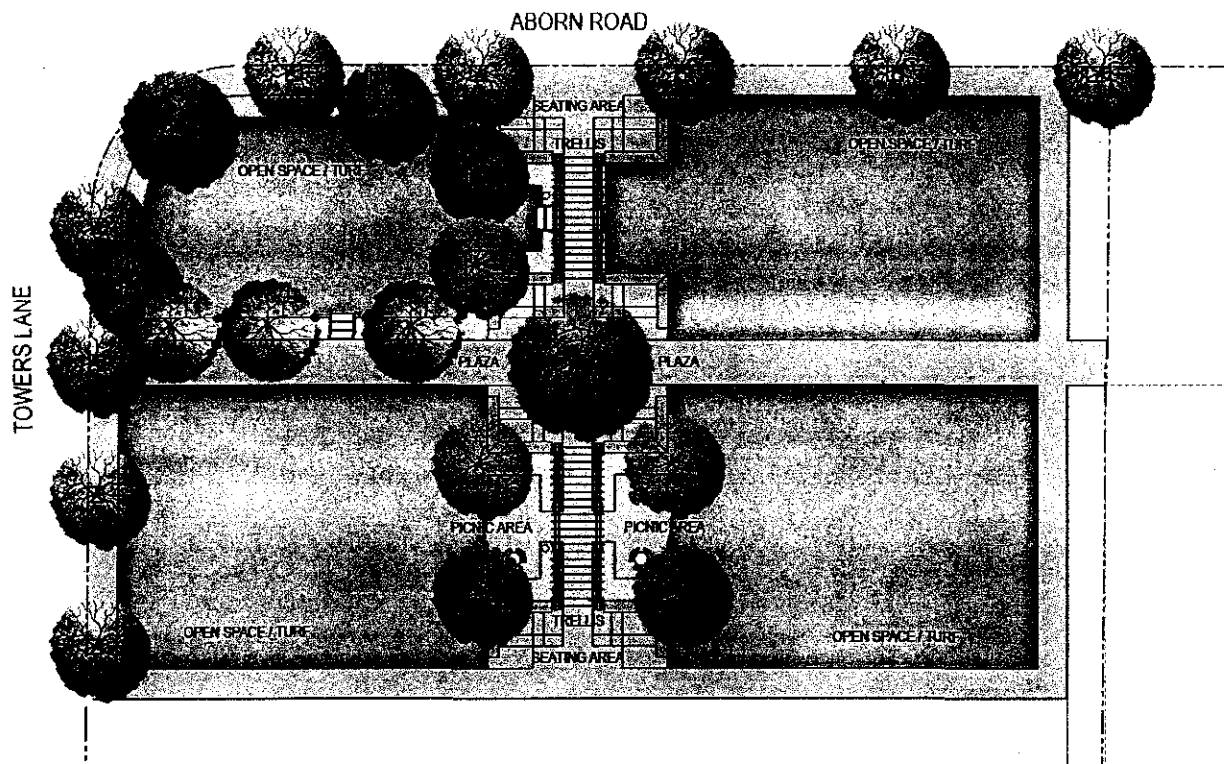
Date: August 06, 2007

Under the provisions of Section 15304 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15304. Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

PROJECT IMPLEMENTATION



PROPOSED PHASE I PLAN

WEST EVERGREEN PARK

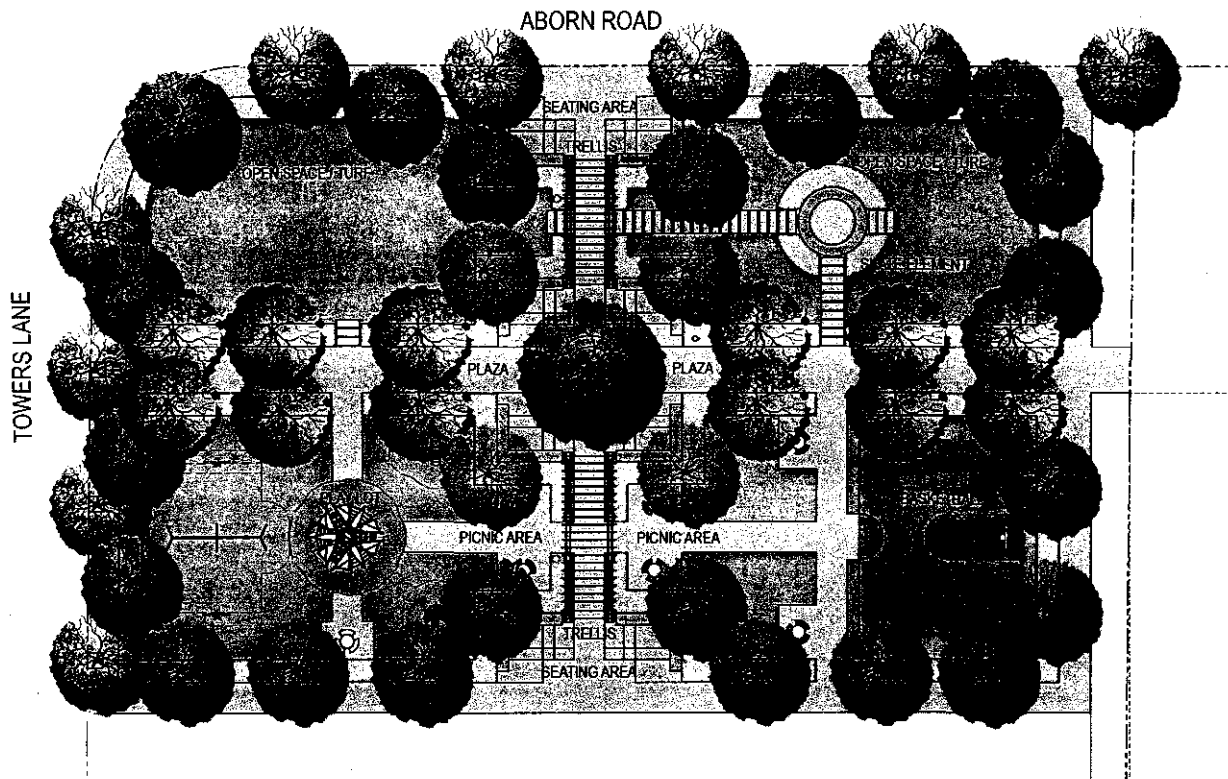


Phase I.

The Master Plan is proposed for implementation in two phases. Phase I consists of removal of the dead tree, grading the site, installation of street trees, security lighting, open space with turf, major walkways, plaza, trellis for shade, seating areas and four picnic tables and includes all landscaping, lighting, irrigation, storm water management and other features related to that work.

Phase I has been estimated to cost \$1.1 million dollars.

PROJECT IMPLEMENTATION



PROPOSED PHASE II PLAN

WEST EVERGREEN PARK



Phase II.

Phase II is the addition of a play lot for youth and tots, two picnic areas, a half court basketball, a skate element, several minor walkways, landscaping, lighting and storm water management improvements associated with that phase of work.

Phase II has been estimated to cost \$900,000 dollars.